

SUPPLEMENTAL LEASE AGREEMENT

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| SUPPLEMENTAL LEASE AGREEMENT NO. 1 | TO LEASE NO. GS-04B-50816 | DATE 1/28/11 | PAGE 1 of 2 |
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ADDRESS OF PREMISES The Leroy Collins Building, 7900 Oak Lane, 2nd Floor, Miami Lakes, Florida 33016-1515

THIS AGREEMENT, made and entered into this date by and between **The Graham Companies**

whose address is 6843 Main Street
Miami Lakes, FL 33014-2048

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease contract as indicated below.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective December 7, 2010, as follows:

Paragraphs 1, 3, 6, 9, 10, 12, 13, 14, 15 and 22 of the lease is hereby deleted in its entirety and replaced as follows:

"1. The Lessor hereby leases to the Government the following described premises: A total of 16,417 Rentable Square Feet (RSF) of office and related space, consisting of 14,932 ANSI/BOMA Office Area Square Feet (ABOASF) on the second floor at The Leroy Collins building, 7900 Oak Lane, Miami Lakes, Florida 33016-1515, as shown on the attached floor plan.

to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION."

"3. The Government shall pay the Lessor annual rent for the entire term, monthly in arrears, as follows:

| TERM | ANNUAL RENT | RATE PER RSF ¹ | RATE PER BOASF ² | MONTHLY RATE |
|------------|---------------------------|---------------------------|-----------------------------|--------------|
| Years 1-5 | \$467,962.63 ³ | \$28.50 | \$31.56 | \$38,996.89 |
| Years 6-10 | \$387,441.20 ⁴ | \$23.60 | \$26.20 | \$32,286.77 |

Note 1. The rate per rentable square foot (RSF) is determined by dividing the total annual rental by the rentable square footage set forth in Paragraph 1 above.

Note 2. The rate per ABOASF is determined by dividing the total annual rental by the ABOASF set forth in Paragraph 9.

Note 3. Shell Rent \$14.52 (\$238,374.84); Operating Costs \$5.89 (\$96,696.13); Tenant Improvements \$8.09 (\$132,891.66)

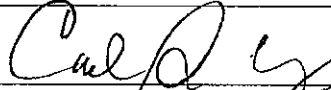
Note 4. Shell Rent \$17.71 (\$290,745.07); Operating Costs \$5.89 (\$96,696.13)"

"6. Rental is subject to the Government's measurement of plans submitted by the Lessor or a mutual on-site measurement of the space and will be based on the rate per ABOASF as noted in Paragraph 3 above, in accordance with Clause 27 (PAYMENT), GSA Form 3517B, General Clauses. The lease contract and the amount of rent will be adjusted accordingly, but not to exceed the maximum ABOASF requested in SFO Paragraph 1.1 (Amount and Type of Space). Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

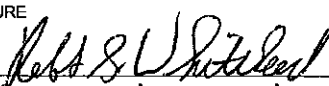
The Graham Companies
6843 Main Street
Miami Lakes, FL 33014-2048"

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.


LESSOR The Graham Companies

| | |
|--|-----------------------------------|
| SIGNATURE  | NAME OF SIGNER Carol G. Wyllie |
| ADDRESS 6843 Main St, Miami Lakes, FL 33014 | |

IN PRESENCE OF

| | |
|--|---------------------------------------|
| SIGNATURE  | NAME OF SIGNER Robert S. Whitehead |
| ADDRESS 6843 Main St, Miami Lakes FL 33014 | |

UNITED STATES OF AMERICA

| | |
|--|------------------------------------|
| SIGNATURE  | NAME OF SIGNER Michael S. Ellis |
| OFFICIAL TITLE OF SIGNER Contracting Officer | |

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- "9. The premises described in Paragraph 1 of this Standard Form 2 shall contain 14,932 ABOASF of office and related space, as identified in SFO 9FL2105."
- "10. The rent rate in Paragraph 3 for years 1 through 5 includes all Tenant Improvements. In accordance with Paragraph 3.2 of SFO 9FL2105, the Tenant Improvement allowance (T/I) provided in the lease is \$37.4548 per ABOASF, or a total of \$559,274.48 amortized at an interest rate of 7% over five (5) years at a rate of \$8.90 per ABOASF (\$8.09 per RSF). The T/I will be used to construct the interior space in accordance with the approved Design Intent Drawings provided by the Government. If the tenant improvement cost exceeds \$37.4548 per ABOASF (for up to 14,932 ABOASF), the balance due the Lessor will be paid by rental adjustment or lump sum, to be determined by the Government. If the entire tenant improvement allowance of \$37.4548 per ABOASF is not used, the Government will adjust the rental rate downward to off-set the difference in the T/I. The Lessor understands, in lieu of Cost and Pricing Data, his contractor or each of his sub-contractors shall solicit three (3) bids for work completed as a part of the initial tenant alterations, e.g., for electrical, plumbing, etc. The lowest responsive bid will be accepted. This does not apply to the shell build out.
- "12. In accordance with Paragraph 1.12 (Building Shell Requirements) of SFO No. 9FL2105, the shell rate is established as \$16.12 per ABOASF (\$14.52 per RSF) for years 1-5, for a total of \$238,374.84 annually and \$19.66 per ABOASF (\$17.71 per RSF) for years 6 – 10 for a total of \$290,745.07 annually.
- "13. In accordance with Paragraph 4.1.C (Measurement of Space) of SFO No. 9FL2105, the common area factor (CAF) is established as 10% or 1.0995, based on 16,417 RSF and 14,932 ABOASF.
- "14. In accordance with Paragraph 4.2 (Tax Adjustment) of SFO No. 9FL2105, the percentage of Government occupancy is established as 25.734% (based on total building area of 63,794 RSF and the Government's occupancy of approximately 16,417 RSF). Percentage of occupancy is subject to revision based on actual measurement of Government occupied space at time of final inspection, not to exceed the maximum ABOASF stated in the SFO (except as noted for rent free space), and in accordance with GSA Form 3517B, GENERAL CLAUSES."
- "15. In accordance with Paragraphs 4.3 (Operating Costs) of SFO No. 9FL2105, the escalation base is established as \$6.54 per ABOASF (\$5.89 per RSF) for a total of \$96,696.13 annually.
- "22. In accordance with SFO NO. 9FL2105, Paragraph 2.4, the Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease. The [REDACTED] balance which equates to [REDACTED] is to be paid to the broker as follows: [REDACTED] already paid and the remaining [REDACTED] is payable at occupancy.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$38,996.89 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.

Second Month's Rental Payment \$38,996.89 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent."

Except as modified in this Agreement, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of this Agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.

INITIALS:  LESSOR
GOVT

GSA FORM 276 (REV. 8/2006) BACK